



143 +/- ACRES OF VACANT LAND PRESERVE

**3001 Century Rd
Punta Gorda, FL 33982**

PROPERTY FEATURES

- Perfect for Hunting, Fishing
- Full of Sugar Sand on Shell Creek in Punta Gorda, FL
- Build a house

	1 Mile	10 Miles	30 Miles
Total Households:	8	22,069	260,601
Total Population:	24	51,108	646,394
Average HH Income:	\$72,638	\$52,121	\$58,848

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

TAMMY SHAW

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Commercial

143 +/- ACRES OF VACANT LAND PRESERVE LAND

3001 CENTURY RD, PUNTA GORDA, FL



OFFERING SUMMARY

Sale Price: \$480,000

Available SF:

Lot Size: 143 Acres

Price / Acre: \$3,357

Zoning: RE1, ES

Market: Punta Gorda MSA

Submarket: Punta Gorda

PROPERTY OVERVIEW

Vacant Land in Punta Gorda!! Great for hunting and fishing. You can build a house with an amazing view of Shell Creek. Private area with a lot of wildlife. Peaceful and quiet.

PROPERTY HIGHLIGHTS

- Perfect for Hunting, Fishing
- Full of Sugar Sand on Shell Creek in Punta Gorda, FL
- Build a house

DEMOGRAPHICS

	1 MILE	10 MILES	30 MILES
Total Households	8	22,069	260,601
Total Population	24	51,108	646,394
Average HH Income	\$72,638	\$52,121	\$58,848

Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

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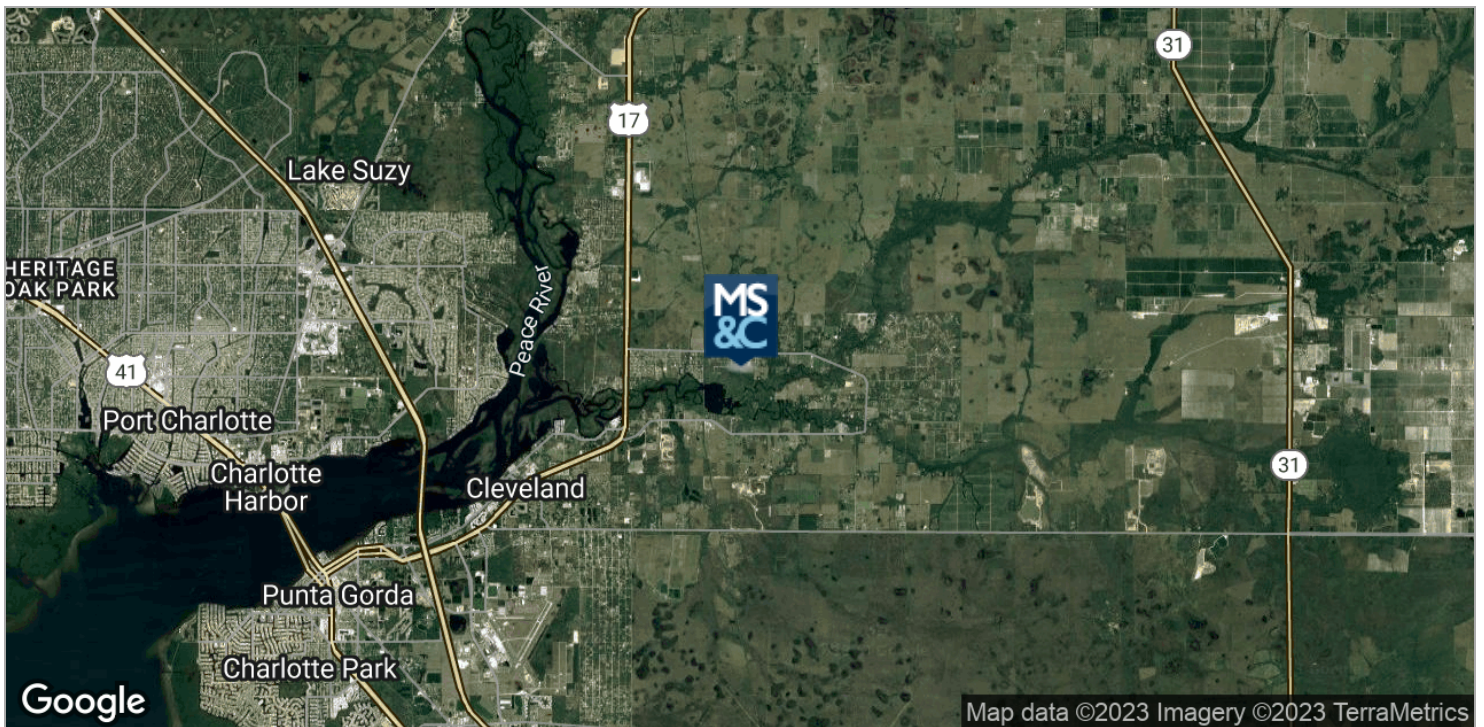
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POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	24	51,108	646,394
Median age	45.5	51.3	45.3
Median age (Male)	42.9	50.5	44.0
Median age (Female)	49.8	51.9	46.4

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total households	8	22,069	260,601
# of persons per HH	3.0	2.3	2.5
Average HH income	\$72,638	\$52,121	\$58,848
Average house value		\$206,745	\$232,438

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Tammy Shaw epitomizes integrity, energy, hard work, and creative service in every detail of your real estate transaction. Tammy grew up in Carrollton, Ohio and started cultivating her sales drive at the age of 16, selling advertising. She has continued to be a rising star and has since built a successful career in her own business for over 32 years. She has useful experience in every aspect of transactions, for the buyers, sellers, investors, and banks. She has been trained and inspired in sales by some of the best from Dale Carnegie to Tom Hopkins and many more. Five words you can count on from Tammy Shaw are love, integrity, commitment, passion, and fun from the first phone call to the close. Contact her today and get started. My mission statement is, my promise to you

- * To provide the most accurate and up-to-date information, skilled analysis and sound real estate advice.

- * To make the buying and selling of real estate as cost effective as possible while maintaining the highest level of service.

- * To be known as the most professional team of Real Estate Agents whose goals are positive, team oriented, solution based, and with a clear focus on commercial investing, developing, and leasing in retail, office, industrial, multifamily, hotel and special purpose real estate.

- * To act responsibly both in the community and civically; providing updated content and responding to community needs on an ongoing basis; while maintaining the highest standards of quality, customer convenience and satisfaction

EDUCATION

Broker Real Estate License Florida

Certified Commercial Investment Member CCIM Completed courses:

Commercial Real Estate Negotiations

Financial Analysis for Commercial Investment Real Estate

Investment Analysis for Commercial Investment Real Estate

User Decision Analysis for Commercial Investment Real Estate

Market Analysis for Commercial Investment Real Estate